



139 QUEENS ROAD, LEICESTER LE2 3FL

£14,865 pa exc.



LOCATION

Situated within the popular and affluent area of Clarendon Park this Victorian property has been fitted out to a high standard and retains many original features.

Within easy reach of the City Centre (15 minutes on foot) and also Leicester Railway Station (London St Pancras) the property is conveniently located for local amenities and the wide range of retailers and services available along Queens Road.

DESCRIPTION

A former Victorian fire station, the property retains a wealth of original features and has been fitted out to a high standard.

ACCOMMODATION

The offices are available either as a single occupancy or alternatively as individual offices as follows:

Ground Floor (1)	19.51 sq m	(210 sq ft)	£3150 p.a.
Ground Floor (2)	5.85 sq m	(63 sq ft)	£1000 p.a.
First Floor (1)	19.51 sq m	(210 sq ft)	£3150 p.a.
First Floor (2)	12.54 sq m	(135 sq ft)	£2,000 p.a.
First Floor (3)	19.51 sq m	(210 sq ft)	£3150 p.a.
First Floor (4)	14.96 sq m	(161 sq ft)	£2415 p.a.

SERVICE CHARGE

In addition to the rental a service charge equating to approximately £6.00 p.s.f. which will include heating, rates, building insurance etc but excluding electricity used within individual offices.

VAT

Both the rent and service charge are subject to VAT at the prevailing rate.

PLANNING

We understand that the premises currently have B1 planning consent however interested parties are advised to make further enquiries of Leicester City Council on 0116 2549922.

TENURE

The property is available by way of new internal repairing Leases on terms to be agreed.

SERVICES

We understand that all mains services are connected to the property including mains water, electricity and gas.

VIEWING

Strictly by prior appointment with the Sole Agents on 0116 2221999.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.